

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JUNE 17, 2020
(Approved July 15, 2020)**

The Planning Commission held their monthly meeting on Wednesday, June 17, 2020. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson and Paul Lacon. Larry Tietjen was absent. Also present were Marjorie Brown, Township Solicitor, and Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:00 p.m. and the pledge was recited.

MINUTES

Mrs. Alexis made a motion to accept the minutes for the May 20, 2020 monthly meeting. Mr. Parson seconded the motion. The motion carried with a 4-0-0.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

Review of the California Closets, 163 Fricks Lock Road, Warehouse Addition

Mr. Woessner asked Mike Ranaglia from California Closets if he had any response to the review letters. Mike Ranaglia stated he had a meeting last week with the Township regarding this project. Ms. Brown stated before the Planning Commission can move forward, their engineer prepares responses in writing to the consultant review letters, they would also prepare revised plans based on the review letters and indicate any revisions made on the plans. Mike Ranaglia stated he has been there nine (9) years and the company is growing. Currently, they are processing so many jobs and have no place to put them which is why they are considering adding onto the building. He stated he had a concern about the letter from McMahon and Associates regarding the truck turning plan and the size of the traffic impact fee. He states in regards to the truck turning plan, the drawing that was submitted is not accurate. Ms. Brown stated in regards to the traffic impact fee, additional information is needed and once received, John Yurick from McMahon and Associates will update his review letter. She also stated the issue with the truck turning plan is as it stands now, they will not support a waiver for road widening improvements. The plans need to reflect the situation accurately. A discussion ensued.

Ms. Brown also stated that currently the property is two separate parcels and to eliminate any zoning issues the best solution is to consolidate both parcels. In regards to the review comment regarding sidewalks, the Planning Commission members feel he should ask for a waiver. Ms. Brown stated in regards to her review letter and the deed of dedication, this conveys that land to the Township which doesn't change the use of it, it's just that if the Township ever does come in to widen the road or do other improvements, they have ownership of that land to be able to do it. Ms. Brown stated that Mr. Flaharty, the Township Engineer, recommends that we get Harry Weaver, the Zoning Officer, to review this project pertaining to zoning issues, to which the Planning Commission members agree. Another packet of materials is needed to give to Harry Weaver.

Mike Ranaglia stated this project is more involved and is costing more than he anticipated and he's not sure he will continue pursuing it. Ms. Brown stated they will postpone all further work until Mr. Ranaglia is prepared to proceed and that if he decides to withdraw his application to send a letter to the Township formally indicating such.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Presentation/Discussion Re: Proposed Growing Greener Ordinance Amendments

Mr. Tralies stated they are looking to implement ordinance amendments to the subdivision and zoning ordinances which will require growing greener conservation subdivisions as the default in the FR and couple of residential districts. Mr. Woessner stated he thought they would look at the situation for all the zoning districts. Mr. Tralies said they will look at them each separately. They will be reviewing the first three (3) SALDO sections. He also stated that nothing needs to be approved tonight and that it's best to do this a piece at a time. Mr. Tralies stated the first two sections are existing and were modified but the third section is completely new. They reviewed the first two sections and the changes that were made. The members of the Planning Commission gave recommendations on the changes. The third section was reviewed. A discussion ensued. Mr. Tralies will make appropriate revisions and will move on to the zoning overlay for next month.

Review of Sign Ordinance Amendments

Ms. Brown stated she made the changes that were talked about at the last meeting. A discussion ensued.

Miscellaneous Driveway, SALDO and Zoning Ordinance Amendments

Ms. Brown asked if anyone had any questions on the Miscellaneous Driveway, SALDO and Zoning Ordinance Amendments. A discussion ensued.

Discussion of SALDO Implementation

Mr. Woessner stated the SALDO implementation process that is supposed to happen doesn't ever happen. He feels either the requirement should be followed or gotten rid of altogether. At the Board of Supervisors meeting, Mr. Hosterman talks about the plan generally and the Board of Supervisors vote. Mr. Woessner would like to see the Board of Supervisors more involved. Ms. Brown stated the Board of Supervisors rely heavily on the Planning Commissions recommendations. Mr. Woessner will send a message to Mr. Kraynik to discuss his recommendation.

Northern Federation Update

Nothing to report at this time.

Historical Commission Update

Nothing to report at this time.

Pottstown Metropolitan Regional Planning Committee

Nothing to report at this time.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 10:40 pm. Mr. Parson seconded the motion. The motion carried with a 4-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary